

4.6 Planned Business And Development Zone PBD

4.6.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PBD column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PBD column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Ambulance service
Archery range, indoor
Athletic club
Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Billiard and pool hall
Boarding, rooming or lodging house (4) (1-6 persons)
Bowling
Broadcasting studio, message center or office
Bus passenger terminal
Business services, except warehousing and storage and motor vehicle rental services
Community centers
Convalescent, nursing or rest home or sanitarium (9)
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Finance, insurance and real estate services
Firing range, indoor
Golf, miniature
Governmental services
Historic and monument sites (20)
Library
Motor vehicle carwash (Special Requirements, Section 6.3)
Motor vehicle gasoline or service station, if existing on (the effective date of these Regulations) (extensions or enlargements require special permit with design review approval.)
Motor vehicle limited repair and services (30) (Approval of Location by ZBA) (Special Requirements, Section 6.4)

Museum of planetarium
 Office, general or professional
 Parking lot, public (36)
 Parks (37) (no special permit)
 Personal services
 Place of worship
 Professional services
 Recreation uses, non-profit
 Retail trade – apparel and accessories
 Retail trade – automotive, marine craft, aircraft & accessories
 Retail trade – building materials and farm equipment
 Retail trade – eating and drinking, without drive-in or curbside service (Special Requirements, Sec. 6.1 and 6.6)
 Retail trade – food (Special Requirements, Sec. 6.1)
 Retail trade – furniture, home furnishing and equipment
 Retail trade – general merchandise
 Retail trade – hardware
 Retail trade – other (Special Requirements, Sec. 6.1)
 Skating rink, ice and/or roller, indoor
 Tennis court, indoor
 Theater, legitimate and/or motion picture
 Transmitting exchange or receiving station
 Transportation center
 Utility – electric, gas and water

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.6.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PBD column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)

Garage, parking (18)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.6.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development Zone PBD, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design

review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations.

Insignificant changes shall be approved in accordance with Section 12.10. Existing buildings, structures or uses that have never received a special permit with design review that are proposed to be altered or enlarged may be considered by the Commission as a Minor change in accordance with the criteria in Section 12.9. AMENDED EFFECTIVE MAY 30, 1981.

4.6.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PBD Zone shall have a minimum lot area of sixty thousand (60,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.6.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than two hundred (200) feet, except that the provisions set forth in 4.6.4 above for smaller lots shall also apply herein to lot frontage.

4.6.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot.

4.6.7 Front Yard

There shall be a minimum front yard of seventy-five (75) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than forty (40) feet.

4.6.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.6.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.6.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.6.11 Required Open Space

Open space shall be provided and set aside in an amount at minimum equal to twice the area of the building lot coverage. All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas to minimize damage from vehicles. Parking, loading areas, and access driveways shall not be counted in determining the amount of open space required in accordance with this subsection.

4.6.12 Floor Area – Retail Trade AMENDED EFFECTIVE SEPTEMBER 17, 2007

The floor area of any individual retail trade use as specified by Section 4.6.1 shall not exceed 65,000 sq. ft. Mezzanine areas up to 10% of the principal floor area shall not be included in this calculation.

4.7 Planned Travel Zone PT

4.7.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PT column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PT column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

(O) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Ambulance service
Archery range, indoor
Athletic club
Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Billiard and pool hall
Boarding, rooming or lodging house (4) (1-6 persons)
Bowling
Broadcasting studio, message center or office
* Bus passenger terminal
Business services, except warehousing and storage and motor vehicle rental services
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Finance, insurance and real estate services

Firing range, indoor
 Golf, miniature
 Governmental services
 Historic and monument sites (20)
 * Hotel/Motel/Inn
 Motor vehicle carwash (Special Requirements, Section 6.3)
 * Motor vehicle gasoline or service station (31) (approval of location by ZBA) (Special Requirements, Section 6.4)
 Office, general and/or professional
 Parking lot, public (36)
 Parks (37) (no special permit)
 Personal services
 Platform Tennis, indoor and outdoor – AMENDED EFFECTIVE OCTOBER 12, 1976.
 Professional services, except convalescent, nursing or rest home or sanitarium.
 Recreation uses, non-profit
 Retail trade – apparel and accessories
 * Retail trade – automotive, marine craft, aircraft & accessories
 * Retail trade – eating and drinking, without drive-in or curb service (Special Requirements, Sec. 6.1 and 6.6)
 Retail trade – food (Special Requirements, Sec. 6.1)
 Retail trade – furniture, home furnishing and equipment
 Retail trade – general merchandise
 Retail trade – hardware
 Retail trade – other (Special Requirements, Sec. 6.1)
 Skating rink, ice and/or roller, indoor
 Tennis court, indoor
 Theater, legitimate and/or motion picture
 Transmitting exchange or receiving station
 * Transportation center
 Utility – electric, gas and water

* NOTE: As to lots in the PT zone used or to be used for those uses designated above by an asterisk, the area, frontage, yard coverage and height requirements shall be those of the Planned Business & Development PBD Zone, notwithstanding any provision hereinafter contained in this Section 4.7, except that the area and frontage requirements for motor vehicle or gasoline services stations shall be those set forth in Section 6.5 of these Regulations.

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.7.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PT column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)

Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.7.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Travel Zone PT, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. AMENDED EFFECTIVE MAY 30, 1981.

4.7.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PT Zone shall have a minimum lot area of ten (10) acres, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.7.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than four hundred (400) feet, except that the provisions set forth in 4.7.4 above for smaller lots shall also apply herein to lot frontage.

4.7.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot.

4.7.7 Front Yard

There shall be a minimum front yard of seventy-five (75) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than forty (40) feet.

4.7.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of fifty (50) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.7.9 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.7.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.7.11 Required Open Space

Open space shall be provided and set aside in an amount at minimum equal to twice the area of the building lot coverage. All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas to minimize damage from vehicles. Parking, loading areas, and access driveways shall not be counted in determining the amount of open space required in accordance with this subsection.

4.7.12 Required Screening, Fencing and Buffer Strips

Fences, buffer strips and/or screening from other uses may be required by the Town Plan and Zoning Commission, except that where buildings will be located closer than one hundred fifty (150) feet from a residential zone or use and where access drives will be located closer than one hundred (100) feet from a residential zone or use, special provisions shall be provided and assured whereby the residential zone or use will be protected from excessive noise, lights, headlights, odor, traffic hazards and/or other possible detracting elements, and a detailed description shall be submitted at the time of the submission of the plan of development showing how such protection shall be provided.

4.7.13 Floor Area – Retail Trade AMENDED EFFECTIVE SEPTEMBER 17, 2007

The floor area of any individual retail trade use as specified by Section 4.7.1 shall not exceed 65,000 sq. ft. Mezzanine areas up to 10% of the principal floor area shall not be included in this calculation.

4.8 Planned Industrial Zone PI

4.8.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PI column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PI column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Broadcasting studio, message center or office
Bus garaging and equipment maintenance
Business services, except warehousing and storage and motor vehicle rental services
Construction services – contract, indoor and outdoor, except salvage and wrecking services
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)
Farm (17) (no special permit)
Finance, insurance and real estate services
Governmental services
Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995
Historic and monument sites (20)
Manufacturing – Apparel and their finished products excepting corrosive, poisonous and malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering explosives (other than firearms or small arms ammunition), printing ink and carbon black - manufacturing
Manufacturing – Food and kindred products, except abattoir and slaughter house
Manufacturing – Lumber and wood products
Manufacturing – Printing, publishing and allied industries
Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
Manufacturing – Stone, clay and glass products, except abrasive, asbestos and miscellaneous non-metallic mineral products - manufacturing, and concrete gypsum and plaster products - manufacturing, and structural clay products - manufacturing
Manufacturing – Textile mill products
Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health
Motor freight transportation terminal and garage
Motor vehicle general repair and service (29) (Approval of location by ZBA) (Special Requirements, Sec. 6.4)
Office, general of professional
Parks (37) (no special permit)
Professional services, except convalescent, nursing or rest homes or sanitarium
Recreation uses, non-profit
Retail trade – building materials and farm equipment
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Transmitting exchange or receiving station
Utility – electric, gas and water
Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)
Warehousing
Wholesale Trade

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.8.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PI column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PI column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.8.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development Zone PI, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9. AMENDED EFFECTIVE MAY 30, 1981.

4.8.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PI Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.8.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.8.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations. AMENDED EFFECTIVE DECEMBER 26, 1980.

4.8.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet. AMENDED EFFECTIVE JANUARY 27, 1992.

4.8.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.8.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.8.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section,

the first story shall be the lowermost story entirely above grade plane. AMENDED EFFECTIVE MARCH 26, 1981.

4.8.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space. AMENDED EFFECTIVE SEPTEMBER 27, 1985.

4.8.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission. AMENDED EFFECTIVE JUNE 13, 1974.

SECTION 4.9 – ELIMINATED
INDUSTRIAL ZONE

February 29, 1994

MEMORANDUM

To: Kenith E. Leslie, Director of Community Development

From: Richard J. Johnson, Town Manager

Re: Comprehensive Rezoning – South Glastonbury

This will confirm that Town Council, at its Tuesday, February 22nd meeting, approved the Comprehensive Rezoning of land in South Glastonbury from Industrial Zone to Country, Rural Residence and Reserved Land Zone as recommended by the Town Plan & Zoning Commission and as set forth in the attached resolution.

Many thanks for your help in this matter. If you have any questions, please let me know.

RJJ:yo
Attachment

4.10 Reserved Land Zone RL

4.10.1 Purpose

The purpose of the Reserved Land Zone RL is to place lands and buildings owned, at the date of the adoption of this regulation, by a governmental unit, a department or branch of a governmental unit, of a public service company furnishing water, electric or gas service in a special zone to ensure the proper, orderly and planned growth of such land in accordance with surrounding development and the Glastonbury Plan of Development.

4.10.2 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the RL column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the RL column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the RL Zone and any other applicable provisions of these Regulations.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Cemetery
Golf Course
Governmental Services
Recreation uses, non-profit
Schools – public (EFFECTIVE FEBRUARY 7, 1999)
Sewage and solid waste disposal
Utility – electric, gas and water

Any use or use category which may be permitted shall be limited to, and used exclusively for and by, the requirements of the government or utility owner.

4.10.3 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the RL column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the RL column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.11 Flood-Prone Area Regulations F

4.11.1 Purpose

The purpose of this Section is to apply special regulations to flood-prone areas in the Town. These special regulations are designed: (a) to prevent or minimize loss of life and injuries to persons and property and other losses, both private and public; (b) to promote the health, public safety and general welfare of the community; (c) to help control and minimize the extend of floods and reduce the impact and occurrence of flooding; (d) to preserve the floodplain as an environmentally, agriculturally, recreationally, and aesthetically valuable resource; and (e) to comply with minimum federal floodplain management criteria and to qualify property within the Town for flood insurance.

4.11.2 Definitions

For the purpose of this Section 4.11 Regulation:

- a. Base Flood – the flood having a one percent chance of being equaled or exceeded in any given year.
- b. Basement – that portion of a building having its floor subgrade (below ground level) on all sides.
- c. Commission – shall refer to the Town Plan and Zoning Commission of the Town of Glastonbury unless otherwise stated in these Regulations.
- d. Development – any man-made direct or indirect change to improved or unimproved real estate, including, but not limited to, erection, placing or altering buildings or other structures, mining, dredging, filling, grading, excavation or drilling operations.
- e. Flood Zone – a floodplain or belt or low ground bordering a river or stream channel which may be inundated by stream waters as often as once or more each year and as infrequently as once in every one hundred years.
- f. Floodway – for the purpose of this Section, the established floodway for the Connecticut River and for all other watercourses shall be as delineated on the Flood Boundary and Floodway Maps and Flood Insurance Maps specified in Section 4.11.3b.
- g. Floor – the top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

The term does not include the floor of a garage used solely for parking vehicles.

- h. Incremental Fill – fill, including any material or structure used for the purpose of changing the elevation or contour of property subject to these Regulations or which would have the effect of displacing water or flood storage capacity of the property, proposed to be brought onto the property or deposited, erected or developed on such property. Shifting of existing contours without the addition of new fill from off-site and which does not reduce the existing flood storage capacity of the subject property shall not be considered Incremental Fill.
- i. Lowest Floor – the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor.
- j. Manufactured Home – a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. Recreational vehicles and similar transportable structures placed on a site for 180 consecutive days or longer shall be considered manufactured homes for the purpose of this Regulation.
- k. Mean Sea Level – for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.
- l. New Construction – structures for which the "start of construction" commenced on or after the effective date of this Regulation (not the revision date).
- m. Recreational Vehicle – a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

- n. Regulatory Floodway – the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- o. Start Of Construction – (for other than new construction of substantial improvements under the Coastal Barrier Resources Act (p.l. 97-348)), includes substantial improvements, and means the date the building permit was issued, provided the actual start of the construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation or replacement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations of the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
- p. Substantial Damage – damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50%) percent of the market value of the structure before the damage occurred.
- q. Substantial Improvement – any combination of repairs, reconstruction, alteration or improvements to a structure, taking place during (the life of a structure) (a one (1) year period), in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure. The market value of the structure should be (1) the cost approach to appraisal of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.
- r. Water Surface Elevation – that height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

4.11.3 General Provisions

- a. Land to which these Regulations apply:

These Regulations shall apply to all property in the Flood Zone.

- b. Basis for Establishing the Boundaries and Elevations of the Flood Zone:

The Flood Zone is established on the basis of a scientific and engineering report and accompanying maps, as such maps may be updated from time to time, entitled:

Flood Insurance Study
Town of Glastonbury
Hartford County, Connecticut
Prepared by
Anderson-Nichols & Co., Inc.
April 1977

U.S. Department of Housing and Urban Development

And

National Flood Insurance Program
Flood Boundary and Floodway Maps
Town of Glastonbury, Connecticut, Hartford County
Community-Panel Numbers 090124 0001-0004
Issued June 15, 1978
U.S. Department of Housing and Urban Development

And

Flood Insurance Rate Maps
Town of Glastonbury, Connecticut, Hartford County
Index to Map Panels
1 through 20
Pages Printed: 5, 10, 15, 20
Community-Panel Numbers 090124 0001-0020
Effective June 15, 1978
U.S. Department of Housing and Urban Development

The Flood Zone shall be clearly designated on the zoning map of the Town. The limits of the Flood Zone shall include the A-1 through 30 zones, and unnumbered A-zones, designated on the Flood Boundary and Floodway Maps, and Flood Insurance Rate Maps.

When base flood elevation or floodway data have not been provided, then the Commission shall obtain, review and reasonably utilize any base flood elevation or floodway data available from a federal, state or other source in order to administer the provision of these Regulations. When utilizing data other than that provided by the Federal Emergency Management Agency the following standard applies: Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any one point. The Commission or its designee shall make determinations, where needed, of the exact location of the boundaries of the limits of the Flood Zone (for example, where there appears to be a conflict between a mapped boundary and actual field conditions or where recurrence-interval flood data is unavailable).

The maps and study are adopted by reference and declared to be a part of these Regulations.

c. Permits Required; Manufactured Homes (as defined by FEMA) Prohibited:

No development of any property within the Flood Zone shall be permitted except in compliance with the terms of these Regulations and subject to the terms and conditions of a Permit or Special Permit authorizing such development. Manufactured homes and manufactured home parks are prohibited in the Flood Zone.

d. Warning and Disclaimer of Liability:

The degree of flood protection required by these Regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Compliance with all provisions of these Regulations, however, is not intended to insure against actual flood damage to persons or property. Compliance with the provisions of these Regulations is not to be considered an undertaking by the Town of Glastonbury to indemnify or otherwise hold harmless any person from damage to person or property resulting from floods. Larger floods than anticipated by these Regulations can and will occur on occasion. Flood heights may be increased by man-made or natural causes. This regulation does not imply that land outside the limits of the

specified recurrence-interval flood, or uses permitted within such areas, will be free from flooding or flood damage. These Regulations shall not create liability on the part of the Town of Glastonbury or any subdivision thereof, or any official or employee thereof or member of any Town body or commission, or the Federal Insurance Administration, for any flood damage which may result from compliance with these Regulations or any administrative decision made thereunder.

4.11.4 Administration

a. Designation of the Town Plan and Zoning Commission:

The Glastonbury Town Plan and Zoning Commission, acting through its staff within the Office of Community Development, shall be the sole agent for issuance of Permits and Special Permits under these Regulations. Any application submitted to the Commission shall be referred to the Conservation Commission for technical review and recommendation. The Commission's Staff, the applicant of any aggrieved party may petition the Commission, or the Commission on its own motion may determine, to review any action of the Commission's staff or to hold a public hearing on any application for a Permit or Special Permit or to direct its staff to take specific action with respect to such application.

b. Permits and Special Permits:

1. Permit and Special Permit Reviews – The Commission or its staff shall review all Permit and Special Permit applications to determine that the Permit requirements have been satisfied and may issue Permits and Special Permits in accordance with this Section and Section 4.11.5.
2. All Permit and Special Permit applications shall be reviewed to determine if the proposed development adversely affects the flood carrying capacity of the area within the Flood Zone. No Permit or Special Permit may be issued where such development adversely affects the flood carrying capacity of the area within the Flood Zone. For purposes of these Regulations, "adversely affects" means that the cumulative effects of the proposed activity or development, when considered with all other existing and anticipated development, will:
 - i.) raise to any extent the water surface elevation within the Floodway, as that term is defined in Section 4.11.2e.
 - ii.) where no floodway exist, raise to any significant extent the water surface elevation to the 100-year recurrence-interval flood. The minimum significant shall mean for this provision, is not more than one (1) foot increase in base flood (100 year) elevation at any point along the watercourse with all anticipated and existing development.
 - iii.) raise the water surface elevation of the 500-year recurrence-interval flood by an amount likely to endanger persons or property by increasing significantly the flood hazard affecting the subject property or other property within the Town, whether or not abutting the subject property.

Proposed activities or development shall be presumed to adversely affect the flood carrying capacity of the Flood Zone if any Incremental Fill is to be placed on the subject property.

c. Alteration of Watercourses:

The Commission's staff shall notify adjacent communities and the Connecticut Department of Environmental Protection prior to authorizing any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Insurance Administration. In the event such alteration or relocation is permitted, the Permit or Special Permit shall require that the altered or relocated portion of said watercourse shall be maintained, at no expense to the Town, so that its flood carrying capacity is not diminished.

d. Notification:

The Commission's staff shall notify the Regional Planning Agency and the affected municipality at least 35 days prior to the public hearing if any changes of regulation or use of a Flood Zone will affect an area within 500 feet of another municipality.

4.11.5 Permit Procedures:

- a. Application for a Permit or Special Permit under these Regulations shall be made on forms furnished by the Commission or its staff and shall include, but shall not be limited to, plans in duplicate (drawn to scale), showing the location, dimensions, and both existing and proposed contours at 0.5 foot contour intervals of the subject property, existing or proposed structures, fill, storage of materials, drainage facilities, and such other information as the Commission or its staff may reasonably request. Specifically, the following information is required:
1. Each applicant shall submit for filing with the Office of Community Development the actual as-built elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures;
 2. For all new or substantially improved flood proofed structures, the applicant shall be required to submit to the Office of Community Development:
 - a.) Actual as-built elevation (in relation to mean sea level); and
 - b.) Flood proofing certificates required in Section 4.11.6.
 3. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all structures;
 4. Elevation (in relation to mean sea level) to which any structure has been flood proofed;
 5. Certification by a registered professional engineer or architect that the flood proofing methods for any structures meet the minimum flood proofing criteria in Section 4.11.6;
 6. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development and proposed maintenance of such watercourse;
 7. Amount of Incremental fill proposed to be deposited;
 8. Proof satisfactory to the Commission or its staff that the applicant has received all necessary federal, state and local permits for the proposed activity or development, including any permit which may be required under Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. Sec. 1334); and
 9. Proof that adequate drainage would be provided, acceptable to the Department of Engineering and Physical Services, associated with any activity within the Flood Zone.

b. Permitted Uses In Flood Zone:

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of Permit uses and Special Permit uses and indicated in the F column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below or in the F column of the Table of Permitted Uses, in the Special Requirements column of said Table and in accordance with other applicable criteria in these Regulations. All uses designated as Special Permit uses shall also be subject to the Design Review requirements of Section 12 of the Building Zone Regulations.

		<i>Agricultural</i>		<i>Farm</i>		<i>Historic and monumental Sites</i>		<i>Parks</i>		<i>Aircraft Landing Fields</i>		<i>Golf Courses</i>		<i>Governmental Service</i>	
	P - Permit SP - Special Permit														
Flood Zone		P	P*	P	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
		<i>Public and Private Roads</i>		<i>Marina</i>		<i>Recreation Area: Non-Profit</i>		<i>Sewage and Solid Waste Disposal</i>		<i>Utility: Electric, Gas, Water</i>		<i>Bazaars, Carnivals, Similar Uses</i>		<i>Golf Driving Range</i>	
Flood Zone		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

* Excluding a dwelling, or premises used for the keeping of livestock, when a farm is located in the Flood Zone.

c. Special Permit Requirements:

The Commission may grant a Special Permit for activities to be performed in the Flood Zone, provided the following special criteria are met, in addition to the information required in the remainder of this Section for Permits, as demonstrated by supplemental information to be submitted by the applicant:

1. Certification from a civil engineer, registered in the State of Connecticut, that floodway functions will not be adversely affected by the proposed activity.
2. A favorable report on the engineering design of the project from the Town Engineer/Director of Physical Services.
3. Preparation and submission by the applicant of an environmental and flood are impact statement indicating that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

4.11.6 Flood Zone Area Requirements:

a. General Requirements:

The following nonexclusive list of requirements shall be applied to all projects located within the Flood Zone:

1. Anchoring:
 - a.) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of any structure.
2. Construction Materials and Methods:
 - a.) All new construction and substantial improvements shall be constructed with materials and equipment resistant to flood damage or at an elevation above the base flood elevation;
 - b.) All new construction and substantial improvements, including public facilities/utilities projects, shall be constructed using methods and practices that minimize flood damage;
 - c.) Electrical, heating, ventilation, plumbing air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
3. Utilities:
 - a.) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system, by appropriate flood proofing or by elevation above the base flood elevations.
 - b.) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the system into flood waters; and
 - c.) On-site waste disposal systems shall be located to avoid impairment to the system or contamination from the system during flooding.
 - d.) Standards for stream without established base flood elevations, floodways and/or flood mapping:
 1. The Town Plan and Zoning Commission shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, including data developed pursuant to Section 4.11.3.b. or 4.11.6.1.d. of these Regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community's Firm meet the standards in Section 4.11.6.b.
 2. In a zone where base flood elevations have been determined, but before a floodway is designated, no new construction, substantial improvement, or other development (including fill) shall be permitted which will increase base flood elevations more than one (1) foot at any

point along the watercourse when all anticipated development is considered cumulatively with the proposed development.

3. The Town Plan and Zoning Commission may request floodway data of an applicant for watercourses without FEMA published floodways. When such data is provided by an applicant or whenever such data is available from any other source (in response to the request of the Town or not), the Town shall adopt a regulatory floodway based on the principle that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1) foot at any point along the watercourse.

b. Specific Requirement:

The following specific requirements shall be applied to all construction activities proposed to be conducted in the Flood Zone:

1. Residential Construction:

No new residential construction shall be conducted within the Flood Zone. Substantial improvement of any existing residential structure shall have the lowest floor (including basement) elevated to or above the elevation of the 500-year recurrence-interval flood.

No subdivision related construction activities, residential or otherwise, shall be conducted within the Flood Zone. Base flood elevation data shall be required for subdivision proposals to ensure that construction activity does not occur within the Flood Zone.

2. Nonresidential Construction:

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to or above the level of the 500-year recurrence-interval flood or, together with attendant utility and sanitary facilities, shall:

- a.) Be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b.) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effect of buoyancy; and
- c.) Be certified by a registered professional engineer or architect who shall review and/or develop structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of these Regulations.

3. All new construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls, specifically:

- a.) Designs for complying with this requirement must either be certified by a professional engineer or architect, or meet the following minimum criteria:

1. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 2. The bottom of all openings shall be no higher than one foot above grade;
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions. Other coverings must be designed and certified by an engineer or approved by the Town Plan and Zoning Commission;
 4. Electrical, plumbing, and other utilities are prohibited below the base flood elevation;
 5. Use of the enclosed area shall be limited to parking of vehicles, limited storage of maintenance equipment used in connection with the premises, and access to the building.
4. Recreational vehicles placed on sites within a Flood Zone, shall (i) be on the site for fewer than 180 consecutive days, and (ii) be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

c. Deficiencies:

Deficiencies detected by the review of the above listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

4.11.7 Waivers

1. A waiver can be granted from all or any portion of the requirements of these Regulations after notice and public hearing before the Commission.
2. Waivers shall not be issued within any designated floodway if any increase in flood levels during a 100-year recurrence-interval flood would result.
3. Waivers shall only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.
4. Waivers shall only be issued upon:
 - a.) a showing of good and sufficient cause;
 - b.) a determination that failure to grant the exception would result in unusual financial or other hardship to the applicant; and
 - c.) a determination that the granting of the exception will not result in significant increased flood heights, any additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing state or local laws or ordinances.

5. Waivers are normally limited to property having an area, in the aggregate, of one-half acre or less, but may be issued for larger parcels if the technical justification, in terms of preservation of flood storage capacity and minimization of flood heights, increases to an extent which is commensurate with the added risk of granting the exception on the larger lot.
6. Any applicant to whom a waiver is granted shall be given written notice by the Commission's staff that (i) the issuance of an exception to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all waiver actions.
7. Waivers may be issued from all or any portion of the requirements of these Regulations for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historical Places of the State Inventory of Historic Places, without regard to compliance with the procedures set forth hereinabove. No renovations or alterations may be made to a historical structure without due consideration and effort to incorporate design concepts which, while preserving the historical character of the building, will also serve to reduce the potential for future flood damage and threat to human life and property.
8. In issuing a waiver, the Town Plan and Zoning Commission shall consider all technical evaluations, all relevant factors, all standards specified in other sections of these Regulations, and:
 - a.) the danger that materials may be swept onto other lands to the injury of others;
 - b.) the danger to life and property due to flooding or erosion damage;
 - c.) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d.) the importance of the service provided by the proposed facility to the community;
 - e.) the necessity of the facility to waterfront location, in the case of a functionally dependent facility;
 - f.) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g.) the compatibility of the proposed use with existing and anticipated development;
 - h.) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - i.) the safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j.) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and

- k.) the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges. Upon consideration of the factors listed above, the Town Plan and Zoning Commission may grant a waiver.

Land located in the Flood Zone may be removed from that zone only after it has been demonstrated to the satisfaction of the Commission and the Town Council by an individual or firm considered expert and experienced in the preparation of hydraulic and hydrologic studies and determination of flood lines, that the area in question is not prone to the hazards of flooding, following submission and acceptance of favorable reports by the Office of Community Development and Town Engineer/Director of Physical Services and the Federal Emergency Management Agency.

The applicant shall submit five (5) copies of the report submitted by the above expert(s), accompanied by a map of the affected area, duly certified by a professional engineer registered with the State of Connecticut, and prepared to A-2 standards at 0.5 foot contour intervals. The Commission shall submit two (2) copies of the report to the Federal Insurance Administration for its approval. Approval of the amendment shall be contingent upon approval by the Federal Insurance Administration. Effective date of the amendment shall be the date of official notification of approval by the Federal Insurance Administration.

AMENDED EFFECTIVE MARCH 14, 1995

4.13 Central District Zone

BE IT RESOLVED, that the Glastonbury Town Council approve the proposed Central District Zone Regulations under Section 4.13 of the Building-Zone Regulations as recommended by the Town Plan and Zoning Commission at its regular meeting of August 7, 1984:

4.13.1 Central District Zones shall be limited to those areas formerly controlled by the Glastonbury Redevelopment Agency and now controlled by the Town Plan and Zoning Commission effective (date of TPZ takeover).

4.13.2 The categories of uses permitted in a Central District Zone shall be limited to those set forth in and controlled by the Urban Renewal Plan as adopted and as may be amended. The floor area of any individual retail trade use shall not exceed 40,000 sq. ft. Mezzanine areas up to 10% of the principal floor area shall not be included in this calculation. AMENDED EFFECTIVE SEPTEMBER 17, 2007

4.13.3 All area frontage, yard, coverage, building size, dwelling size, parcel size, height, density, alcoholic liquor, parking and off-street loading requirements pertaining to Central District Zone properties shall be limited to those set forth in and controlled by the Urban Renewal Plan as adopted and as may be amended.

4.13.4 The uses, buildings and structures within a Central District Zone shall, except as to the matters set forth in the Sections 4.13.2 and 4.13.3 above, be controlled and governed by the provisions of the Urban Renewal Plan where applicable, or by the Building-Zone Regulations, if not specified by the Urban Renewal Plan.

4.13.5 In accordance with Section 12 of the Building-Zone Regulations, no building, structure, use or other form of development shall be established until a Plan of Development shall have been approved as part of the Special Permit with Design Review approval by the Town Plan and Zoning Commission.

No existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered, until a Plan of Development shall have been approved by the Town Plan and Zoning Commission in accordance with Section 12.8 of the Building-Zone Regulations.

4.14 Planned Employment Zone PE effective April 14, 2004

4.14.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PE column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PE column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the PE Zone and any other applicable provisions of these Regulations.

Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)

Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)

Farm (17) (no special permit)

Parks (37) (no special permit)

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization

Broadcasting studio, message center or office

Business services, except warehousing and storage and motor vehicle rental services

Day Care Center EFFECTIVE AUGUST 16, 1988

Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)

Finance, insurance and real estate services

Governmental services

Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995

Historic and monument sites (20)

Manufacturing – Printing, publishing and allied industries

Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks

Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent

property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health
Office, general or professional
Professional services, except convalescent, nursing, rest homes or sanitarium
Recreation uses, non-profit
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Transmitting exchange or receiving station
Utility – electric, gas and water
Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)
Warehousing
Wholesale Trade

NOTES: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

All Special Permit uses existing in the PE Zone on (the effective date of these regulations) shall be deemed fully conforming uses relative to future expansion or extension.

4.14.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PE column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PE column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.14.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Employment Zone, PE, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9.

4.14.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PE Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.14.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.14.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations.

4.14.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet.

4.14.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.14.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.14.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.

4.14.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.14.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission.

4.15 Planned Commerce Zone PC effective 04-14-04

4.15.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PC column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the PC Zone and any other applicable provisions of these Regulations.

Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)

Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)

Farm (17) (no special permit)

Parks (37) (no special permit)

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization

Broadcasting studio, message center or office

Bus garaging and equipment maintenance

Business services, except warehousing and storage and motor vehicle rental services

Construction services – contract, indoor and outdoor, except salvage and wrecking services

Day Care Center EFFECTIVE AUGUST 16, 1988

Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)

Finance, insurance and real estate services

Governmental services

Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995

Historic and monument sites (20)

Manufacturing – Apparel and their finished products excepting corrosive, poisonous and malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering explosives (other than firearms or small arms ammunition), printing ink and carbon black – manufacturing

Manufacturing – Food and kindred products, except abattoir and slaughter house

Manufacturing – Lumber and wood products

Manufacturing – Printing, publishing and allied industries
 Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
 Manufacturing – Stone, clay and glass products, except abrasive, asbestos and miscellaneous non-metallic mineral products - manufacturing, and concrete gypsum and plaster products - manufacturing, and structural clay products – manufacturing
 Manufacturing – Textile mill products
 Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health
 Motor freight transportation terminal and garage
 Motor vehicle car wash (Special Requirements Sec. 6.3)
 Motor vehicle limited repair and service (31) (Approval of location by ZBA) (Special Requirements Sec. 6.4)
 Motor vehicle general repair and service (29) (Approval of location by ZBA) (Special Requirements, Sec. 6.4)
 Office, general or professional
 Professional services, except convalescent, nursing or rest homes or sanitarium
 Recreation uses, non-profit
 Skating rink, ice and/or roller, indoor
 Tennis court, indoor
 Transmitting exchange or receiving station
 Utility – electric, gas and water
 Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)
 Warehousing
 Wholesale Trade

NOTES: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.15.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PC column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
 Garage, parking (18)
 Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.15.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Commerce Zone, PC, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9.

4.15.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PC Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.15.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.15.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations.

4.15.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet.

4.15.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.15.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.15.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.

4.15.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.15.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission.

4.16 South Glastonbury Village Commercial (VC) Zone and South Glastonbury Village Residential (VR) Zone effective December 29, 2004

4.16.1 Purpose and Intent:

In accordance with CGS § 8-2, the Zoning Authority declares that the purpose and intent of the South Glastonbury Village Commercial and Village Residential Zones is to encourage a diversity of compatible uses that will perpetuate and reinforce the historic and mixed use characteristics of the Village of South Glastonbury. Land uses which are oriented to and consistent with existing village development and are inviting to visitors to the area are encouraged. Such land uses are vital to the continuation of the village's unique character and place in Glastonbury history and will foster its growth and viability as a neighborhood commercial and residential village.

Future development and expansion of existing development and uses shall emphasize the pedestrian scale, historic quality and natural and human resources of the village. The village shall have an infrastructure of sufficient capacity to support efficient use of land for mixed uses, and a variety of commercial and residential uses. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.2 Village Zones

The village area shall be divided into two zoning districts, VC and VR.

Development or redevelopment within the VC Zone shall be in accordance with the requirements of Section 4.16.3 and development or redevelopment within the VR zone shall be in accordance with the requirements of Section 4.16.4. All existing land uses in both zones as of the effective date of this regulation shall be deemed to be conforming.

4.16.3 Village Commercial Zone (VC Zone)

4.16.3.a) Uses Permitted by Special Permit in accordance with Section 12 within the VC Zone

Athletic or health club

Broadcasting or recording studio

Business services, except warehousing or storage

Community center

Day care center, only if existing on the date of these regulations (any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12).

Dwelling(s) located on the 2nd floor of a building with retail, personal service or business service use(s) on the 1st floor. The maximum size of any single dwelling unit shall be 950 sq. ft. of floor area. Purpose – to allow for convenient owner occupied or rental units of modest size that foster the goal of village workers living proximate to their place of business.

Finance, insurance or real estate services

Government services

Library

Motor vehicle gasoline or service station, only if existing on the effective date of these Regulations (Any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12)

Office, general or medical

Personal services

Place of worship

Professional services

Religious quarters
Retail trade – apparel and accessories
Retail trade – eating and drinking without curbside or drive through service (Special requirements of Section 6.1 and 6.6)
Retail trade – food (Special requirements of Section 6.1)
Retail trade – furniture, home furnishings
Retail trade – general merchandise
Retail trade – hardware
Schools
Temporary bazaars, festivals - nonprofit
Tourist home (inns, bed & breakfast)

In addition to compliance with all requirements of Section 12, a Plan of Development shall demonstrate conformity to and compliance with the purposes herein stated by way of appropriate exterior architectural treatments, landscaping, streetscape preservation, buffering, building orientation and massing, parking capacity, location and convenience designed to preserve and enhance the character and viability of the village. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.3.b) Land Use Criteria for Development, Redevelopment Projects

4.16.3.b)1 Lot Standards

There shall be no minimum lot area, lot frontage, building setback, side yard, rear yard or lot coverage (green space) requirements, provided however that after the date of adoption of this Regulation no parcel may be divided or subdivided to create parcels less than 20,000 square feet or with less than 100 feet of frontage after division. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development. No variance may be granted to reduce the minimum area or frontage requirements as provided herein.

4.16.3.b)2 Building Coverage

No single building shall exceed 20,000 square feet in land coverage. No variance may be granted to permit any building to exceed said limitation.

4.16.3.b)3 Building Height

2 ½ stories or 35 feet maximum

4.16.3.b)4 Streetscape Preservation

The layout and site design of development shall include the use/reuse and restoration of existing buildings. Accordingly, demolition or relocation of existing buildings shall not be permitted unless a new development or redevelopment project is deemed by the Commission as one that provides enhanced or improved village amenities. Demolition approved by the Commission shall also be subject to the demolition delay ordinance. It is the intention of the above criteria to provide development opportunities that will enhance and improve the village setting.

4.16.3.b)5 Parking

Parking shall meet building use requirements established by Section 9 – parking may be located on adjoining parcels subject to a formal agreement between property owners. As part of a Section 12 Special

Permit with Design Review, minimum parking requirements may be reduced not more than 30% to account for pedestrian consumer traffic.

4.16.3.b)6 Changes to Plans

Changes to existing uses and structures shall be approved in accordance with Section 12.9 or Section 12.10 of the Regulations.

4.16.4 Village Residential Zone (VR Zone)

4.16.4.a) Uses Permitted by Special Permit in accordance with Section 12 within the VR Zone

Community center
Day care center (family, group)
Government services
Library
Place of Worship
Religious quarters
Schools
Supervised group quarters
Temporary bazaars, festivals – nonprofit
Tourist home (inns, bed & breakfast)

4.16.4.b) Uses permitted as a matter of right subject to the conditions and provisions of this Regulation

Dwelling, single family (12)
Dwelling, two family (13) – on any piece or parcel of land which satisfies the standards of a Residence A Zone lot, provided all bulk requirements of the Residence A Zone are satisfied. No variances from said standards shall be permitted to establish a new two family residential use on a lot that does not meet the Residence A Zone standards. (See Section 4.14.4.d) for additional requirements.
Farm (17)
Parks (37)

4.16.4.c) Single family residential use lot requirements within the VR Zone

Lot area: Every parcel used for a single family dwelling in the sector shall have a minimum lot area of 10,000 square feet. No variances may be granted to permit the creation of any new lot of an area less than the minimum of 10,000 square feet.

Lot frontage: Every lot shall have a minimum lot frontage of not less than 75 feet. No variance may be granted to create a new lot with less than the minimum of 75 feet of frontage.

Lot coverage: All principal structures shall cover not more than 20% of the area of the lot.

Front yard: There shall be a minimum front yard of not less than 20 feet for every principal building.

Side yards: There shall be a minimum of two side yards for every principal building, with each side yard having a minimum width of 10 feet.

Rear yard: There shall be a minimum rear yard of not less than 30 feet for every principal building.

Building height: No single family residential building shall exceed 2 ½ stories or 35 feet in height.

4.16.4.d) Two family residential uses within the VR Zone

New two family residential uses shall be permitted only on lots that meet all requirements of the Residence A Zone and shall require a Special Exception from the Zoning Board of Appeals in accordance with Section 13 of the Regulations. No variances to the requirements of the Residence A Zone requirements shall be permitted.

Additions are permitted on existing structures provided the above minimum requirements for existing setbacks are met.

4.16.4.e) Permitted Accessory Uses

Customary accessory uses
Customary home occupations
Garage, parking
Guest house
Parking area, private

All accessory uses and structures shall conform to the provisions set forth in Section 7 of the Regulations.

All projects requiring a Special Permit with Design Review, in both village zones, with the exception of building additions less than 10% of the existing floor area, shall be designed by a registered architect.